

**IN THE SUPERIOR COURT
OF THE STATE OF WASHINGTON FOR CLARK COUNTY**

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY

BANK OF AMERICA, N.A,
Plaintiff

vs

UNKNOWN HEIRS, SPOUSE, LEGATEES,
AND DEVISEES OF YORK LEITNER,
EDITH LEITNER; RAY W. LEITNER,
EDITH LEITNER; RAY W. LEITNER;
SECRETARY OF HOUSING AND URBAN
DEVELOPEMENT; OCCUPANTS OF THE
PROPERTY
Defendant

CAUSE NUMBER	17-2-01281-9
JUDGEMENT	February 14, 2021
ORDER SALE ISSUED	April 19, 2022

TO: UNKNOWN HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF YORK LEITNER (IN REM) AND
EDITH LEITNER

The Superior Court of Clark County has directed the undersigned Sheriff of
Clark County to sell the property described below to satisfy a judgment in the
above-entitled action. The property to be sold is described on the bottom of
page 2. If developed, the property address is:
39805 NE 22ND STREET
WASHOUGAL, WA

The sale of the above described property is to take place:

TIME: 09:30
DATE: July 15, 2022
PLACE: FRONT STEPS CLARK COUNTY COURTHOUSE
1200 FRANKLIN STREET, VANCOUVER, WASHINGTON.

The judgment debtor can avoid the above mentioned sale by paying the judgment
amount of \$221,312.84 together with interest, cost and fees before the sale
date. For the exact amount, contact the Sheriff at the address stated below:

This property is subject to: (check one)

- ☐ No redemption rights after sale.
- ☒ A redemption period of eight month which will expire at 4:30 p.m.
on March 15, 2023.
- ☐ A redemption period of one year which will expire at 4:30 p.m. on
March 15, 2023

The judgment debtor or debtors or any of them may redeem the above described
property at any time up to the end of the redemption period by paying the
amount bid at the Sheriff's Sale plus additional costs, taxes, assessments,
certain other amounts, fees, and interest. If you are interested in redeeming
the property contact the undersigned Sheriff at the address stated below to
determine the exact amount necessary to redeem.

IMPORTANT NOTICE:

IF THE JUDGMENT DEBTOR OR DEBTORS DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE March 15, 2023, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS THE TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS A PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR OR DEBTORS AT THE TIME OF THE SALE, HE, SHE, THEY OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE. THE JUDGMENT DEBTOR MAY ALSO HAVE A RIGHT TO RETAIN POSSESSION DURING ANY REDEMPTION PERIOD IF THE PROPERTY IS USED FOR FARMING OR IF THE PROPERTY IS BEING SOLD UNDER A MORTGAGE THAT SO PROVIDES.

The Sheriff has been informed that there is not sufficient personal property to satisfy the judgment. If the judgment debtor(s) do have sufficient personal property to satisfy the judgment, they should contact the Sheriff's Office immediately.

LEGAL DESCRIPTION:

DESCRIBED IN THE DEED OF TRUST AS:

PARCEL I

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER THAT IS NORTH 0°21'59" WEST 1114.91 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 83°14'23" EAST 1204.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83°14'23" EAST 478.12 FEET; THENCE SOUTH 1°28'48" EAST 518.08 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO BERNT O. REESE, ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. G 353003; THENCE SOUTH 88°31'12" EAST 463.02 FEET FROM THE EASTERLY RIGHT OF WAY OF HUGHES ROAD; THENCE NORTH 1°28'48" WEST 586.61 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A STRIP OF LAND 60.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS THE NORTH LINE OF AND THE WESTERLY EXTENSION OF SAID NORTH LINE OF THE ABOVE DESCRIBED TRACT OF LAND, TO THE EAST LINE OF NORTHEAST 329TH AVENUE.

AND MORE ACCURATELY DESCRIBED AS:

PARCEL A

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER THAT IS NORTH 0°21'59" WEST 1114.91 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 83°14'23" EAST 1204.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83°14'23" EAST 478.12 FEET; THENCE SOUTH 1°28'48" EAST 518.08 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO BERNT O. REESE, ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. G 353003; THENCE SOUTH 88°31'12" WEST, ALONG SAID NORTH LINE, 473.18 FEET TO A POINT THAT BEARS NORTH 88°31'12" EAST 463.02 FEET FROM THE EASTERLY RIGHT OF WAY OF HUGHES ROAD; THENCE NORTH 1°28'48" WEST 586.61 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A STRIP OF LAND 60.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS THE NORTH LINE OF, AND THE WESTERLY EXTENSION OF SAID NORTH LINE OF THE ABOVE DESCRIBED TRACT OF LAND, TO THE EAST LINE OF NORTHEAST 329TH AVENUE.

TAX/ PARCEL ID: 140884-000

SHORT LEGAL: PTN. OF SW QTR. OF SEC. 24, TWP. 2N, RNG. 4E, W.M., IN CLARK

COUNTY, WA

CHUCK E. ATKINS, SHERIFF
CLARK COUNTY, WASHINGTON



BY: EVELINA KURILENKO

Civil Department
P.O. Box 410
Vancouver, Washington, 98666
(564) 397-2225

DATED: 04/28/2022